

## SECTION 9: GENERAL, AGRICULTURAL RESIDENTIAL AND RURAL RESIDENTIAL ZONES

### Section 9.0: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the General, Agricultural Residential, and Rural Residential Zones are included in the zoning regulations to achieve the following purposes:

- A. To provide zone classifications for all unincorporated remote areas of the County not committed to any specific urban use.
- B. To reserve areas of the County for light agricultural pursuits in conjunction with very low density residential uses and thereby to encourage and promote rural living.
- C. To provide space for people, minimize traffic congestion and preserve the existing rural environment of the County.

### G - General Zone

This zone is a general rural land use category intended for application to those unincorporated areas of the County not specifically designated in any other zone classification. Only those uses are permitted which are complementary and compatible with a rural environment.

### AR - Agricultural Residential Zone

This zone is intended to designate areas of the County for low density residential use on minimum lot sizes of one (1) acre where those light agricultural activities can be conducted which are related to rural family living and pursuits.

### RR - Rural Residential Zone

This zone is intended to designate areas of the County for low density residential use on minimum lot sizes of one (1) acre where those light agricultural activities can be conducted which are related to rural family living and pursuits. The zone is similar to AR but prohibits mobile and manufactured homes.

### Section 9.1: Permitted and Conditional Uses

The following uses shall be permitted where the symbol "P" appears and shall be permitted uses subject to a conditional use permit where the symbol "C" appears in the column beneath each zone designation. All uses not listed are prohibited. For uses similar to those listed, see Section 20.1.

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A. <u>Residential Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Single family dwelling or modular home	P	P	P
2. Manufactured home	P	P	-
3. Mobile home	See Section 9.3.A.3		
4. Travel trailer (8' x 32' minimum size)	C	C	
 B. <u>Agricultural and Related Uses</u>			
1. Commercial agriculture on parcels of five (5) acres or more.	P	P	P
2. The non-commercial keeping of horses and other domestic farm-type animals not including chickens, rabbits or common household pets subject to the following conditions:	P	P	P
a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.			
b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one half acre.			
c. No such animal may be sheltered, fed, or watered closer than 100 feet to a residence occupied by other persons.			
d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health Department and Animal Control Division.			
3. Riding academies or riding clubs	C	C	C
4. The keeping or raising of animals for commercial purposes including commercial stables where more than 2 horses are boarded	C	C	C
a. For the commercial boarding of more than 2 horses, a minimum of 5 acres in gross area is required.			
5. Boarding of 1 or 2 horses for a fee	P	P	P
6. The keeping of poultry or rabbits for non-commercial purposes at least 100 feet from a residence belonging to other persons	P	P	P
7. The keeping of poultry or rabbits for commercial purposes	C	C	C
8. The keeping of wild, exotic or non-domesticated animals	C	C	C
9. Cattle and sheep ranch operations	P	P	P
10. Dairy farms	C	C	C
11. Feed stores	C	C	C
12. Commercial fertilizer operations	C	C	C
13. Animal hospitals and veterinary facilities	C	C	C
14. Aviaries and apiaries	P	P	P
15. Commercial kennels	C	C	C
16. Non-commercial kennels	P	P	P
17. Parking or storage of no more than one (1) commercial vehicle exceeding 26,000 gvw	C	C	C

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C. <u>Public and Semi-Public Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Day Care Center	P	P	P
2. Pre school	C	C	C
3. Hospitals	C	C	C
4. Churches, convents, monasteries and other religious institutions	C	C	C
5. Educational institutions, public or private	C	C	C
6. Libraries and museums	C	C	C
7. Off-Highway Vehicle Facilities	C	-	-
8. Public parks and recreational facilities	C	C	C
9. Public utility and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C
10. Recreational facilities such as rodeos, hunting/riding clubs, country clubs, tennis and swim clubs, golf courses, with incidental limited commercial uses which are commonly associated and directly related to the primary use	C	C	C
11. Community Service Agency Camps	C	C	C
12. Cemeteries, human and pet	C	C	C
13. Airports, landing fields, heliports and related activities and uses	C	C	C
14. Sanitary landfill operations	C	C	-
15. Group homes for the handicapped, subject to the provisions in Section 14.6	P	P	P
16. Other group homes	C	C	C
D. <u>Other Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Solar and geothermal stations	C	C	C
2. Wireless Telecommunications Facilities subject to the provisions of Section 14.5	C	C	C
3. Mineral extraction operations	C	C	-
4. Borrow pits	C	C	-
5. Firewood storage and sales yards	C	C	-
6. Soil and water resource conservation projects	P	P	P
7. Lumber mills	C	-	-
E. <u>Home Occupations</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Home occupations subject to the provisions of Section 14.2	P	P	P
2. Cottage industries subject to the provisions of Section 14.3	C	C	C
F. <u>Accessory Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Accessory uses and structures on the same site as a permitted use subject to the provisions of Section 9.6	P	P	P
a. Accessory structures in excess of 3000 square feet	C	C	C
2. Accessory uses and structures on the same site as a conditional use	C	C	C
3. Guest house or accessory living quarters subject to the following conditions:	P	P	P

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- a. Attached accessory living quarters are permitted regardless of parcel size. Detached guest houses are permitted only on parcels of 2 acres or larger.
- b. Accessory living quarters and guest houses are limited to 50% of the livable square footage of the main dwelling up to a maximum of 800 square feet for a detached guest house or 1000 square feet for attached accessory living quarters.
- c. Kitchens are allowed.
- d. Travel trailers, manufactured homes and mobile homes are not allowed as guest houses or accessory living quarters.
- e. All utilities must be on the same meters as the principal dwelling.
- f. Maximum separation between the main dwelling and guest house shall be 60'.
- g. A deed restriction shall be recorded prior to issuance of a building permit indicating that the accessory unit is for family or guests and not for rental.
- h. Application for a conditional use permit can be requested for a modification to existing structures that may not be in compliance with the limits of these provisions.

#### G. Temporary Uses

G      AR      RR

1. Temporary uses as prescribed in Section 14.1
2. Model homes and subdivision sales offices

P      P      P  
C      C      C

#### H. Bed and Breakfast Establishments

G      AR      RR

1. Bed and Breakfast Establishments subject to the provisions of Section 14.4

C      C      C

### Section 9.2: Special Uses: G, AR, and RR Zones

Within 500 feet of an Interstate highway interchange the following uses shall be permitted subject to the granting of a conditional use permit:

1. Automobile service stations
2. Convenience markets
3. Hotels/Motels
4. Recreational vehicle and travel trailer parks
5. Restaurants
6. Truck stops

### Section 9.3: Property Development Standards: G, AR, and RR Zones

The following property development standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective zones, except that any lot shown on an official subdivision map that was duly approved and recorded, or any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this ordinance may be used as a

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building site; excepting therefrom any lot having an area of less than 6,000 square feet. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

**A. Special Requirements**

1. In the AR and RR Zone, the minimum lot size shall be one (1) acre. However, larger minimum lot sizes may be specified and designated on the Official Zoning Map by attaching a number designation following the zone classification: such number shall be in increments of one-half (½) acre. For example, AR-2 means Agricultural Residential -- 2 acre minimum lot size; AR-2 ½ means Agricultural Residential -- 2 ½ acre minimum lot size; etc.
2. In the G, AR, and RR Zones, structures permitted under Section 9.1-C--Public and Semi-Public Uses, Section 9.1-D--Other Uses and Section 9.2--Special Uses shall maintain a minimum setback of 50 feet from all property lines. Interior side and rear setback areas may be used for off-street parking, landscaping, and recreational purposes.
3. In the G and AR Zones, the establishment of a pre-HUD mobile home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home. Mobile homes shall not be relocated and placed on-site prior to renovation and rehabilitation as provided for in this Ordinance.
4. A travel trailer or fifth wheel trailer, but not a recreational vehicle, may be established as a permanent residence in the G or AR Zones, subject to the granting of a conditional use permit. Establishment shall require the installation of a permanent wastewater disposal system and connection to appropriate utilities. Establishment shall require a county building permit.
5. In the G, AR, and RR Zones, one recreational vehicle or travel trailer per lot or parcel may be used for temporary residency not to exceed 100 days per year provided the lot or parcel is not already occupied by a dwelling. A temporary use permit shall be obtained prior to establishing said temporary residence, and the travel trailer or recreational vehicle must be removed from the parcel upon the expiration of the temporary use permit. Approval may be subject to conditions.
6. In the G and AR Zones a temporary use permit may be issued to allow the storage of one (1) mobile home per lot or parcel for a period not to exceed thirty (30) days.
7. In the G, AR, and RR Zones, as a precaution against unauthorized use, swimming pools when located within 300 feet of a neighboring residence shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

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8. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration or change in use of any building or other structure.

B. General Requirements: The following requirements are minimum unless otherwise noted:

	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Dwelling unit per parcel, maximum	1	1	1
2. Building site, net area in acres (or as specified per 9.3.A.1)	10	1	1
3. Lot width, in feet	300	100	100
4. Lot depth, in feet	300	150	150
5. Front yard, in feet	30	25	25
6. Side yard--interior, in feet	20	10	10
7. Side yard--street side, in feet	30	15	15
8. Rear yard, in feet	30	20	20
9. Lot coverage, maximum	30%	35%	35%
10. Structure height, maximum, in feet	40	35	35
11. Off-street parking spaces - per dwelling unit	1	1	1
12. Distance between buildings, in feet	10	10	10

All setbacks shall be measured from property lines. In situations where an access easement is located along a property line, the setback shall be measured from the interior edge of the access easement line. Where an access easement bisects any parcel of land, said easement shall be considered a street for setback purposes and street side yard setbacks shall apply.

#### Section 9.4: Performance Standards: G, AR, and RR Zones

- A. All required landscaping shall be permanently maintained in a neat and orderly condition.
- B. With the exception of vehicles described in subsection (E), outdoor parking of personal vehicles which are currently licensed and currently operable is permitted. Vehicles which are neither currently licensed or currently operable shall be considered outdoor storage, and housed or screened per subsection (C). Required front and street side setback areas shall not be used for parking or storage of any motor vehicles, vehicle accessory, including but not limited to travel trailers, recreational vehicles, camper shells, boats, utility trailers, motor bikes, etc. One motor vehicle or travel trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the front or street side setback areas.
- C. In all G, AR, and RR Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand building material, pipe, drums, appliances, household furniture, household refuse, unlicensed travel trailers or utility trailers, etc., shall be permitted subject to the following conditions:
  1. For any lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.

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2. On any lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall, non-transparent fencing, landscaping, or other structure. Any wall or fencing shall not exceed six (6) feet in height. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.
  3. All permitted screened outdoor storage areas shall meet the minimum required building setbacks as prescribed by this Section.
  4. Screened outdoor storage areas shall not be permitted on any parcel unless there is a dwelling on the parcel.
- D. Temporary storage of construction materials shall be permitted on any lot or parcel of land provided such materials are being used in conjunction with a valid construction project on that lot or parcel.
- E. Commercial vehicles exceeding 26,000 lbs. gross vehicle weight, including but not limited to semi tractors, semi trailers, dump trucks, etc., and associated commercial equipment shall not be parked, stored, or serviced on any lot or parcel of land except as prescribed in Section 9.1-B of this Ordinance.
- F. The storage of a mobile home on any lot or parcel of land, is prohibited, except as prescribed in Section 9.3-A.4.
- G. Where public or semi-public uses are established, a masonry wall or alternative opaque fence, six feet in height as measured from the highest adjacent grade and screen landscaping may be required by the Planning and Zoning Commission to be erected and maintained between such uses and adjacent residential uses on properties.
- H. Apparatus needed for the operation of active and passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any use subject to the approval and specifications of the Director of Community Development.

#### Section 9.5: Signs: G, AR, and RR Zones

No sign or outdoor advertising structure shall be permitted in the G, AR and RR Zones except as provided in Section 16.

#### Section 9.6: Accessory Structures: G, AR, and RR Zones

- A. In the General, Agricultural Residential, and Rural Residential Zones all accessory structures (excluding guest house/accessory living units as provided for in Section 9.1.F.3) shall be subject to the following restrictions:
1. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.

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## Section 9.6: Accessory Structures: G, AR, and RR Zones (Continued)

2. No kitchen facilities or wet bars shall be permitted.
3. The use of the accessory structure shall be consistent with the provisions of Section 9.0 and 9.1.
4. Accessory structures shall be limited to a maximum size of 3000 sq. ft. Any accessory structure which exceeds 3000 sq. ft. shall require a conditional use permit.
5. The use of mobile homes, semi trailers, railroad cars, shipping containers, travel trailers, camper shells or similar units as accessory structures is prohibited.
6. Accessory structures may be established prior to the dwelling or primary structure subject to the provisions outlined above.

### B. Attached Structures

An accessory structure that is attached to the main structure shall meet all of the setback requirements of the main structure.

### C. Detached Structures

1. A detached structure shall meet the setback requirements of the main building for the front and street side yard areas.
2. A detached accessory structure which does not exceed 15 feet in height and 600 sq. ft. in area, may be located within an interior side yard or rear yard; provided, however, that such structure shall not be located closer than five feet to an interior side or rear lot line.
3. A detached accessory structure which exceeds 15 feet, or 600 square feet in area, in height shall maintain the same minimum side and rear setbacks as required for the main dwelling.
4. A detached structure shall maintain a minimum 10 feet separation from the main structure.
5. For the purpose of this section, swimming pools, hot tubs and spas shall be considered to be a detached accessory structure.
6. Although not requiring a building permit, accessory structures with less than 120 square feet of roof area must meet the above minimum setbacks.

### D. Other Structures

1. Steps, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required front, street side or rear yard area, nor into any required side yard area more than one half (1/2) of said required side yard. Greater overhangs or projections may be permitted when it is demonstrated that such additional overhangs or projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.
2. Balconies, porches or decks shall not encroach or project into any required setback area.
3. Amateur (HAM) Radio Towers shall be permitted for the personal use of the property owner/resident and subject to the following provisions:

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- a. Towers shall not project more than 65 feet above grade; establishment of towers above this limit but less than 100 feet in height may be permitted only through the variance procedure set forth in Section 20. The height of extension antennas shall be determined in its cranked-down position and shall remain in said position except during use.
  - b. Towers shall meet the minimum setback requirements for the zone in which they are located; no portion of any antenna array shall extend beyond the property lines.
  - c. It shall be the responsibility of the property owner to demonstrate that the site is adequate in size to contain debris resulting from tower failure and that such failure will not present a safety hazard to adjoining properties.
4. Satellite dishes up to 12 ft. in diameter shall be permitted subject to the following restrictions:
- a. Ground mounted antennas shall be located outside any required front and side yard setback area.
  - b. All installations must comply with accessory use height requirements.

#### Section 9.7: Walls and Fences: G, AR, and RR Zones

- A. In any required front or street side yard, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard to a maximum height of six feet.
- B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines provided that such wall or solid fence does not extend into a required front or street side yard. Extensions of walls or fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six feet in height may be permitted only through the variance procedure set forth in Section 20 and subject to the granting of a building permit.
- D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.
- E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.
- F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

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